



## **HISTORIC LANDMARKS COMMISSION HEARING AGENDA**

**WEDNESDAY APRIL 2, 2008**

### **Study Session**

Preservation in San Jose's Future

5:00 p.m. – T-332

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### **Regular Session**

**6:00 P.M.**

**Council Wing, Rooms W-118 & 119**

200 East Santa Clara Street

San José, CA

### **COMMISSION MEMBERS**

**EDWARD JANKE, AIA, CHAIR**

**PATRICIA COLOMBE, VICE CHAIR**

**HELENE LAVELLE    SCOTT CUNNINGHAM**

**DANA PEAK    JUDY STABILE**

**ERIC THACKER**

**JOSEPH HORWEDEL, DIRECTOR**

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

## **NOTE**

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting. If you have questions or concerns, please contact Sue Diehl at (408) 535-7855.

## **NOTICE TO THE PUBLIC**

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **April 2, 2008** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

### **The procedure for public hearings is as follows:**

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

### **The procedure for referrals is as follows:**

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have one minute.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

**If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.**

An agenda and a copy of all staff reports have been placed on the table for your convenience.

**AGENDA**  
**ORDER OF BUSINESS**  
**6:00 PM SESSION**

**1. ROLL CALL**

**2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

**The matter of deferrals is now closed**

**3. CONSENT CALENDAR**

**NOTICE TO THE PUBLIC**

**The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.**

- a. [HP08-001](#). Historic Preservation Permit to allow new construction of a 650-square-foot detached garage in the rear of the property. The project location, a single-family residence on a 0.1 acre site at 350 N. 4<sup>th</sup> Street, is a Contributing Structure to the Hensley City Landmark Historic District. Timothy Owens, Owner/Applicant. Council District: 3. SNI: 13<sup>th</sup> Street. CEQA: Exempt. *Project Manager, D. McBain.*

**Staff Recommendation:** Historic Landmarks Commission find that the proposed work conforms to the Secretary of the Interior's Standards and recommend approval to the Director of Planning as recommended by staff.

- b. [Addition of Qualifying Properties to the San José Historic Resources Inventory](#) located at: 12320 Mabury, Rd.; 140 E. Virginia St.; 1819 Park Ave.; 496 Emory St. (Master Metal Products Co.); 447 W. Saint John St. (Forman's Arena); 428-430 W. Julian St.; and 436, 446, 456, 465, and 466 Autumn Ct.

**Staff Recommendation:** Historic Landmarks Commission adopt a Resolution listing the Qualifying Properties on the City of San José Historic Resources Inventory.

**The Consent Calendar is now closed.**

#### 4. PUBLIC HEARINGS

- a. [SP08-006](#). The project being referred is an application for the demolition of one single-family detached residence to allow subdivision into six (6) lots, located on the southwest corner of Willow Glen Way and Creek Drive (660 Willow Glen Way) on a 0.878 gross acre site. (Masoumi Bros. LLC, Applicant). Council District: 6. SNI: None. CEQA: In Process. *Project Manager, A. Baty*

1. **Addition to the San Jose Historic Resources Inventory** of the single family residence identified as qualified for the Inventory as a Structure of Merit.

**Staff Recommendation:** Historic Landmarks Commission adopt a Resolution listing the Qualifying Property on the City of San José Historic Resources Inventory.

#### **DEFERRED FROM 03-05-08**

- b. [SP07-091](#). The project being referred is an application for the demolition of a 906 square foot residence and tank house to allow the subdivision of the lot into two (2) separate lots, located on the northwest corner of Hibiscus Land and Williams Road (4005 Williams Road). (Marie F. Vierra, Owner). Council District: 1. SNI: None CEQA: Exempt . *Project Manager, A. Baty*

1. **Addition to the San Jose Historic Resources Inventory** of the single family residence identified as qualified for the Inventory as a Structure of Merit.

**Staff Recommendation:** Historic Landmarks Commission adopt a Resolution listing the Qualifying Property on the City of San José Historic Resources Inventory.

- c. [HP07-002](#). Historic Preservation Permit to facilitate restoration of Pellier Park, a 0.3-acre public park and City Landmark site located at the northeast corner of W. Saint James Street and Terraine Street. (City of San Jose Dept. of Parks, Recreation, and Neighborhood Services, Owner; Barry Swenson Builder, Developer). Council District: 3. SNI Area: None. CEQA: Exempt. *Project Manager, D. McBain.*

**Staff Recommendation:** Historic Landmarks Commission find that the proposed work conforms to the Secretary of the Interior's Standards and recommend approval to the Director of Planning as recommended by staff.

- d. [PDC07-033](#). The project being referred is a Planned Development Rezoning from the R-1-5(PD) Planned Development Zoning District and A – Agriculture Zoning District to the A(PD) Planned Development Zoning District to allow up to 379 single-family attached residences and 30,000 square feet for commercial uses on a 20.18 gross acres site, located at/on the southeast corner of Berryessa and Jackson Avenue (Pepper Lane Berryessa LLC, Myra Reinhard, Owners; Pulte Home Corporation, Developer). Council District 4. SNI: None. CEQA: MND In Process. *Project Manager, R. Matthew*

1. **Addition to the San Jose Historic Resources Inventory** of the single family residence (13100 Berryessa Rd.) identified as qualified for the Inventory as a California Register eligible Structure of Merit.

**Staff Recommendation:** Historic Landmarks Commission adopt a Resolution listing the Qualifying Property on the City of San José Historic Resources Inventory.

2. **Mitigated Negative Declaration** for the Project.

**Staff Recommendation:** Historic Landmarks Commission provide comment regarding the proposed rehabilitation environmental mitigation measures, including on-site relocation of the identified CEQA historical resource.

- e. **PDC06-094 Supplemental Memorandum.** The project being referred is a Planned Development Rezoning on a 4.4 gross acre site located at the southwest corner of Stockton Avenue and Cinnabar Street, to allow the development of up to 250 single-family attached residential units.

1. **Addition to the San Jose Historic Resources Inventory** of the commercial buildings located at 355 and 395 Stockton Avenue, identified as qualified for the Inventory as California Register eligible Structures of Merit.

**Staff Recommendation:** Historic Landmarks Commission adopt a Resolution listing the Qualifying Properties on the City of San José Historic Resources Inventory.

2. **Mitigated Negative Declaration** for the Project.

**Staff Recommendation:** Historic Landmarks Commission provide comment regarding the proposed rehabilitation environmental mitigation measures, including on-site and off-site relocation of the identified CEQA historical resources.

- f. **Historic Landmark Nomination Request** from the Historic Landmarks Commission for consideration of **Fire Station No. One**, located at 201 N. Market Street.

**5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

- a. **PDC07-072.** The project being referred is a Planned Development Rezoning for a Campus Master Plan for Bellarmine College Preparatory, located in the area generally bounded by W. Hedding Street, the CalTrain right-of-way, Stockton Avenue, Emory Street, and Elm Street. The project includes the demolition of two existing academic buildings, the Schott Academic Center (identified as a Structure of Merit) and Benson Hall. (Owner: Bellarmine College Preparatory) Council District: 6. SNI: None CEQA: Negative Declaration circulated 3-28-08 *Project Manager, E. Schreiner*

**Staff Recommendation:** Historic Landmarks Commission forward a recommendation regarding the disposition of the identified historic resource.

- b. **Washington Neighborhood Historic Context Survey.** Historic Context Survey for the area generally bounded by Interstate 280 on the north, South First Street/Monterey Road on the east, the Southern Pacific tracks south of Bellevue Avenue on the south and Highway 87 to the west. Council Districts: 3, 6, 7. SNI: Washington.

**Staff Recommendation:** Historic Landmarks Commission review and accept the Washington Neighborhood Historic Context Survey.

- c. [Request for Endorsement of the San Jose Steam Railroad Museum](#) at the site of the terminus of the original 1863 San Francisco and San Jose Railroads.
- d. [Proposed Deaccessions from City Collections.](#)

**Staff Recommendation:** Historic Landmarks Commission accept the History San Jose (HSJ) summary statement and recommend approval of the proposed deaccessions in accordance with the HSJ Collections Management Policy.
- e. [VTa Request for Comment](#) on proposed BART Diridon Arena Station design
- f. [Draft Evergreen-East Hills Development Policy](#) for the area generally located southerly of Story Road and Easterly of State Route 101, including the 14 gross acre Mirassou Winery site located on Aborn Road. Council District: 5, 7 and 8. SNI: K.O.N.A., East Valley/689 and Evergreen. CEQA: ADSEIR In Process. *Project Manager, R. Matthew*

**Staff Recommendation:** Historic Landmarks Commission to forward to the Planning Commission staff's recommended historical preservation criteria for the Evergreen-East Hills Development Policy.

## **6. PETITIONS AND COMMUNICATIONS**

- a. Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:
  - 1. Responding to statements made or questions posed by members of the public; or
  - 2. Requesting staff to report back on a matter at a subsequent meeting; or
  - 3. Directing staff to place the item on a future agenda

## **7. GOOD AND WELFARE**

- a. Report from Secretary, Planning Commission, and City Council
  - 1. [Park View Towers \(H05-029, HP05-002, HP05-003\)](#)
  - 2. [CHRC Archaeological Resources Committee request for comment](#)
- b. Commissioners' report from Committees:
  - 1. Design Review Subcommittee (Janke, Colombe and Cunningham; Lavelle alternate)
  - 2. History San Jose Collections Committee (Stabile)
  - 3. Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee (Cunningham)

4. Japantown Survey Committee (Lavelle)  
April 8, 2008 Community Meeting
5. Pellier Park Committee (Colombe)
6. City of San Jose BART extension, Design, Art & Architecture Review (Janke)
7. GP Update Task Force Progress Report (Colombe and Thacker)
- c. [Review of 03/05/08 HLC Synopsis](#)
- d. Status of Circulation of Environmental Review Documents  
<http://www.sanjoseca.gov/planning/eir/>
  - Demolition of the San José Medical Center ADEIR  
July 2007 NOP Distribution
  - Japantown Corporation Yard  
Anticipated 21 April 2008 DEIR Hearing
- e. Study Session Dates and Topics
  1. February 6<sup>th</sup> – Planning Department Website Re-design
  2. March 5<sup>th</sup> – CEQA: How to Review an EIR
  3. April 2<sup>nd</sup> – Preservation in San Jose’s Future; Downtown, GP Update, and  
IBM 025/Ordinance Revisions Re: Vacant and Neglected Properties
- f. California Preservation Foundation Conference – Napa, CA  
Wednesday, April 23, 2008 – Saturday, April 26, 2008
- g. Historic Preservation Month May 2008
- h. [San Jose Women’s Club/Naglee Park Historic Homes Tour – Saturday, April 26, 2008](#)

## 8. **ADJOURNMENT**

## 2007 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
January 9, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
February 6, 2008	6:00 p.m.	Regular Meeting	Room W118-119
February 20, 2008	12:00 p.m.	Design Review Subcommittee	Cancelled
March 5, 2008	6:00 p.m.	Regular Meeting	Room W118-119
March 19, 2008	12:00 p.m.	Design Review Subcommittee	Cancelled
April 2, 2008	6:00 p.m.	Regular Meeting	Room W118-119
April 16, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
May 7, 2008	6:00 p.m.	Regular Meeting	Room W118-119
May 21, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
June 4, 2008	6:00 p.m.	Regular Meeting	Room W118-119
June 18, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
August 6, 2008	6:00 p.m.	Regular Meeting	Room W118-119
August 20, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
September 3, 2008	6:00 p.m.	Regular Meeting	Room W118-119
September 17, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
October 1, 2008	6:00 p.m.	Regular Meeting	Room W118-119
October 15, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
November 5, 2008	6:00 p.m.	Regular Meeting	Room W118-119
November 19, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550
December 3, 2008	6:00 p.m.	Regular Meeting	Room W118-119
December 17, 2008	12:00 p.m.	Design Review Subcommittee	Room T-550

HISTORIC LANDMARKS AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/historic.asp>



# **CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS**

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

## **1. Public Meeting Decorum:**

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

## **2. Signs, Objects or Symbolic Material:**

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
  - No objects will be larger than 2 feet by 3 feet.
  - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
  - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

## **CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

### **3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:**

- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
- b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
- c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
- d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
- e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
- f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
- g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.